140.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,700 / 1,030,700
					USE VALUE:	1,030,700 / 1,030,700
					ASSESSED:	1,030,700 / 1,030,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIDINGS ROBERT A & MARK A
Owner 2:	
Owner 3:	
Street 1:	29 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,139 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 3759 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6139.000	542,700	4,700	483,300	1,030,700
Total Card	0.141	542,700	4,700	483,300	1,030,700
Total Parcel	0.141	542,700	4,700	483,300	1,030,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.20 | /Parcel: 274.2

Legal Description

User Acct 89843

GIS Ref

GIS Ref

Insp Date 12/15/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,800	4700	6,139.	483,300	1,030,800	1,030,800	Year End Roll	12/18/2019
2019	104	FV	412,300	4700	6,139.	453,100	870,100	870,100	Year End Roll	1/3/2019
2018	104	FV	412,300	4700	6,139.	374,600	791,600	791,600	Year End Roll	12/20/2017
2017	104	FV	386,300	4700	6,139.	344,400	735,400	735,400	Year End Roll	1/3/2017
2016	104	FV	386,300	4700	6,139.	314,200	705,200	705,200	Year End	1/4/2016
2015	104	FV	343,400	4700	6,139.	308,100	656,200	656,200	Year End Roll	12/11/2014
2014	104	FV	343,400	4700	6,139.	286,400	634,500	634,500	Year End Roll	12/16/2013
2013	104	FV	357,600	4700	6,139.	272,500	634,800	634,800		12/13/2012

!10807!

PRINT

Date	Time
12/11/20	01:04:20

LAST REV

Date	Time
01/17/18	08:08:44
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARIAS CONSUELO	30847-334		11/5/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	89843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
12/28/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6139		Sq. Ft.	Site		0	80.	0.98	9									483,336						483,300	

Total AC/HA: 0.14093 | Total SF/SM: 6139 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 483,336 | Spl Credit | Total: 483,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92932957
Const Adj.:	0.98500049
Adj $ / SQ:	155.616
Other Features:	129300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	786563
Depreciation:	243835
Depreciated Total:	542729

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	16	BRs:	7	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	8	3	
Totals			
2	16	7	

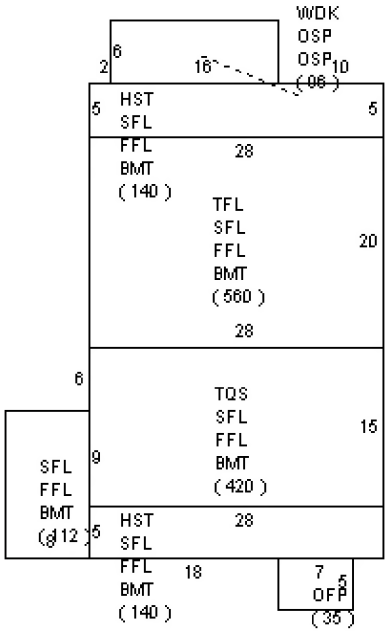
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.62
Special Features:	0	Val/Su Net:	99.50
Final Total:	542700	Val/Su SzAd	144.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,372	46.680	64,052
FFL	First Floor	1,372	155.620	213,506
SFL	Second Floor	1,372	155.620	213,506
TFL	Third Floor	560	155.620	87,145
TQS	3/4 Story	315	155.620	49,019
OSP	Screen Porch	192	27.190	5,220
HST	Half Story	140	155.620	21,786
WDK	Deck	96	15.760	1,513
	Net Sketched Area:	5,454	Total:	657,264
Size Ad	3759	Gross Are	5699	FinArea 3759

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700